

# GENERAL INFORMATION

**Application for Chapter 40B Project Eligibility / Site Approval**  
**for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

**Section 1: GENERAL INFORMATION**

**Name of Proposed Project:** The Residences at Mill Brook

**Municipality:** Arlington

**County:** Middlesex

**Address of Site:** 1021 & 1025 Massachusetts Avenue

**Cross Street:** n/a

**Zip Code:** 02476

**Tax Parcel I.D. Number(s):** 055.0-0002-0019.0 & 055.0-0002-0020.0

**Name of Proposed Development Entity** 1025 Mass Ave LLC

*(typically a single purpose entity):*

**Entity Type:** Limited Dividend Organization

*\* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

**Has this entity already been formed?** Yes

**State Formed:** Massachusetts

**Name of Applicant:** 1025 Mass Ave LLC

*(typically the Proposed Development Entity or its controlling entity or individual)*

**Applicant's Web Address:** www.maggiore.co

Does the Applicant have a related party relationship with any other member of the development team? Yes

**If yes, please explain:**

The Applicant intends to use Maggiore Construction Corporation as the General Contractor.

**Primary Contact Information:**

**StateDesc**

**Contact Name:** Matthew Maggiore

**Relationship to Applicant:**

**Company Name:** 1025 Mass Ave LLC

**Address:** 13 Wheeling Avenue

**Municipality:** Woburn

**State:** Massachusetts

**Zip:** 01801

**Phone:** 781-935-6100

**Cell Phone:** 781-718-2005

**Email:** matt@maggiore.co

**Secondary Contact Information:**

<b>Contact Name:</b>	<b>Relationship to Applicant:</b>	
<b>Company Name:</b>		
<b>Address:</b>		
<b>Municipality:</b>	<b>State:</b>	<b>Zip:</b>
<b>Phone:</b>	<b>Cell Phone:</b>	
<b>Email:</b>		

**Additional Contact Information:**

<b>Contact Name:</b>	<b>Relationship to Applicant:</b>	
<b>Company Name:</b>		
<b>Address:</b>		
<b>Municipality:</b>	<b>State:</b>	<b>Zip:</b>
<b>Phone:</b>	<b>Cell Phone:</b>	
<b>Email:</b>		

**Anticipated Financing:** NEF

**Name of Lender (if not MassHousing financed):**

**Age Restriction:** None

**Brief Project Description:**

The project consists of a total of Fifty (50) "for sale" condominium units

There will be a 25% affordable component @ 80% AMI for 13 units.

**Proposed Total Unit Configuration:**

- (5) three-bedroom units ranging between 1475 and 1535 sf
- (35) two-bedroom units ranging between 1120 and 1250 sf
- (10) one-bedroom units ranging between 720 and 960 sf

**Proposed Affordable Unit Configuration:**

- (2) three-bedroom units
- (6) two-bedroom units
- (5) one-bedroom units

Building will be four stories with an additional partial fifth floor set back for massing reduction. Approximate height to be 57 feet plus elevator penthouse (45 feet at full fourth floor).

(50) interior garage parking spaces at grade level

935 square foot retail space on Massachusetts Ave.

Amenities to include private gym, concierge office, and second level common courtyard with green roof and patio space with seating, fire pit and grilling area, and private garden with walking paths.

# Attachments 1.1

## Location Maps



- Places by Category
- Police Station
  - Fire Station
  - School
  - Library
  - Public Works
  - Tree - Inventory (for Base)
- Poles (For Base Maps - H)
- Traffic Signal Pole
  - Pedestrian Signal Pole
  - Street Light
- Parcels
- Buildings
- Recreation - Facilities
- Recreation - Fields Courts
- Recreation - Fields Courts
- Open Space: Conservation
- Open Space - Minuteman
- Open Space - Labels
- Open Space
- Town, State, or Private
  - Other Town Owned
- MA Highways
- Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns
- Town Boundary
- Cemetery - Roads
- Road1
  - Road2
  - Road3
  - Road4
- Pavement Markings
- Impervious Surface - For Base
- Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Scale (F)
- Roads - For Small Scale (F)
- Major Road
  - Local Road
- Master Plan Base Map - M
- Water Line
- Water Body



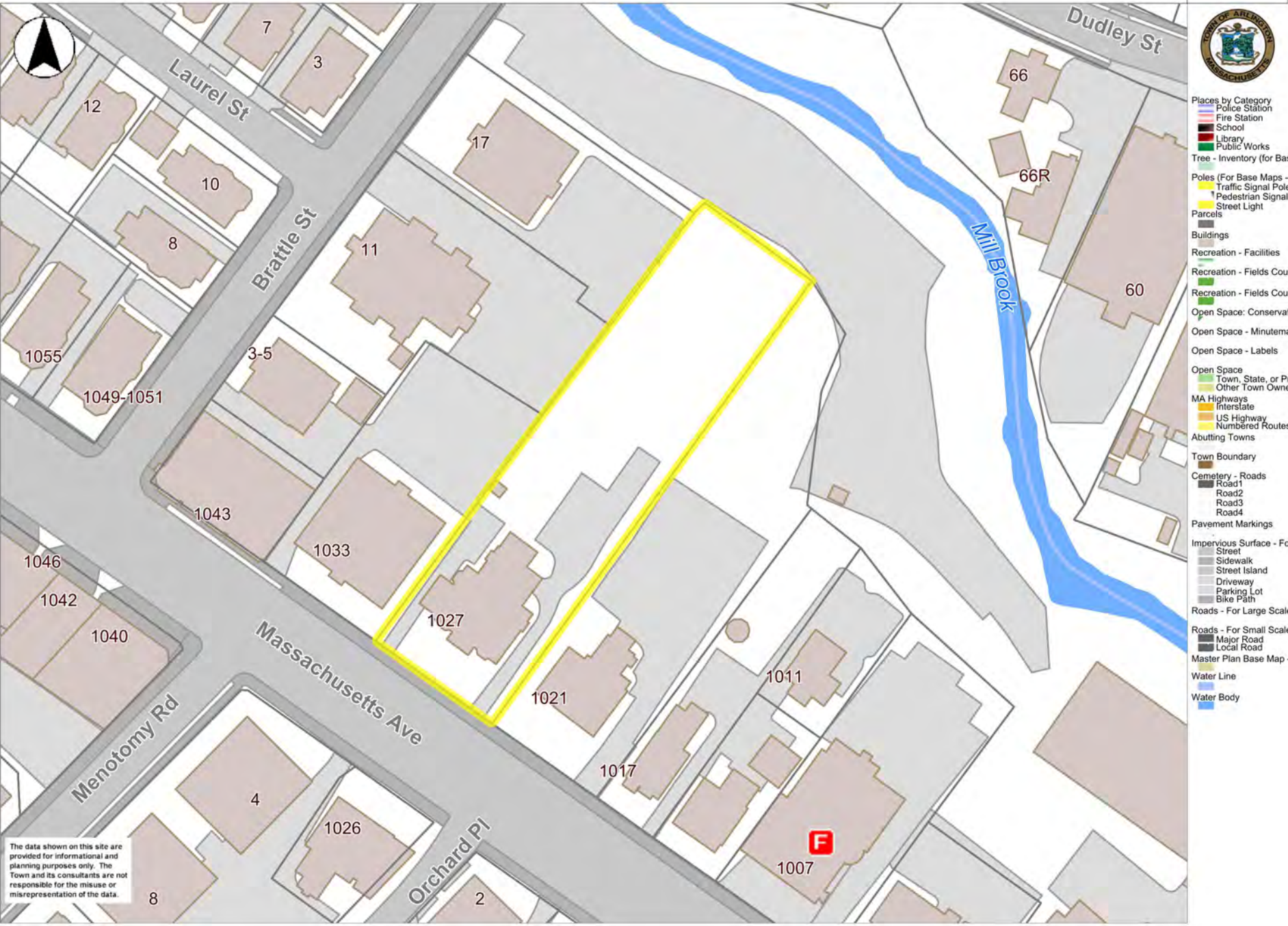
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 100 200 ft

Printed on 03/02/2022 at 08:59 AM

Town of Arlington, MA





0 100 200 ft

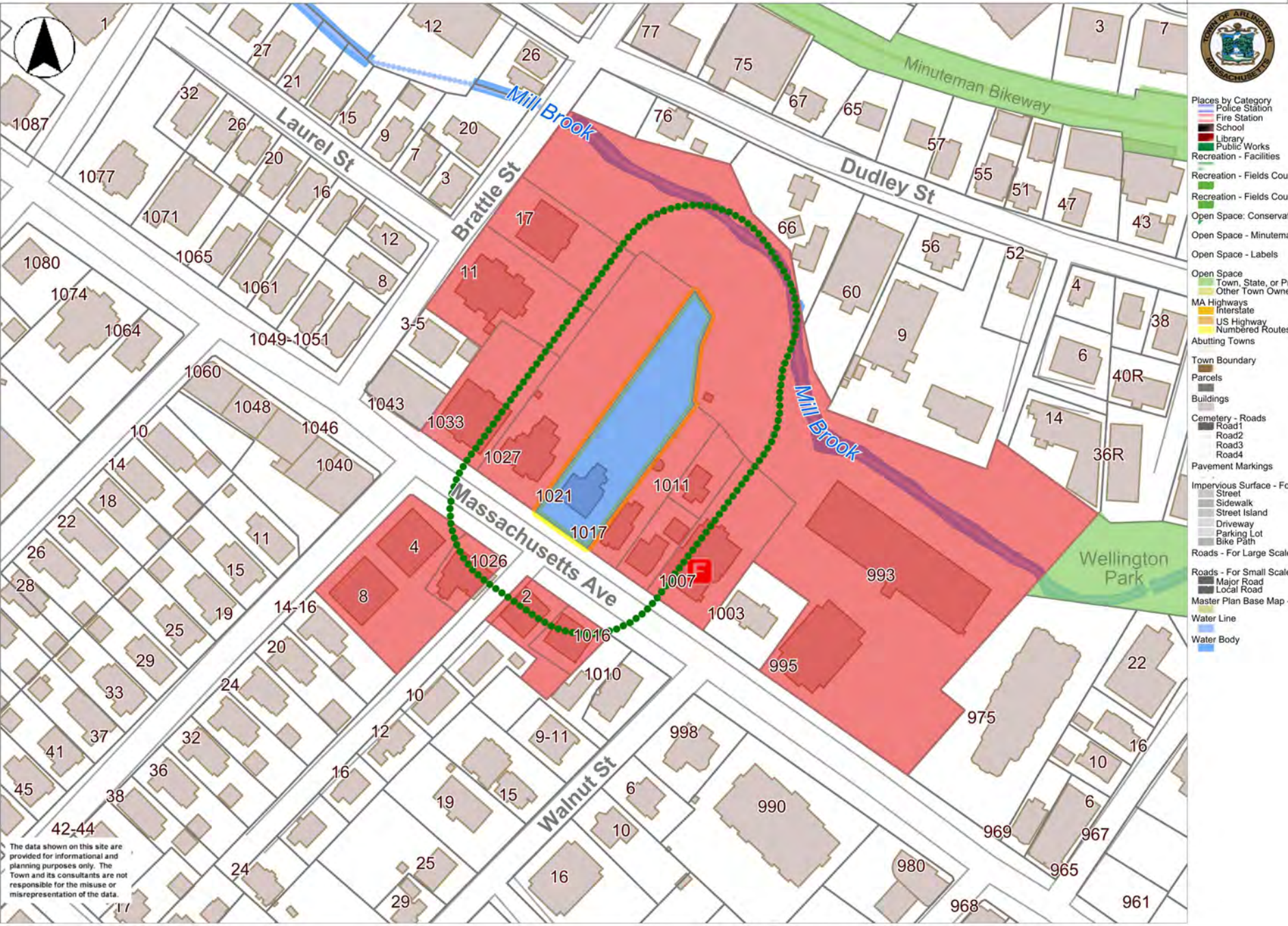
Printed on 03/02/2022 at 09:02 AM

Town of Arlington, MA

# Attachment 1.2

Tax Map







# Attachment 1.3

Directions

### From Arlington Heights:

- ↑ 1. Head south on Oakland Ave toward Cliff St  
69 ft
  - ↩ 2. Turn left onto Gray St  
0.2 mi
  - ↩ 3. Turn left onto Robbins Rd  
0.3 mi
  - ↪ 4. Turn right onto Massachusetts Ave  
0.1 mi
- i Destination will be on the left**

### From Route 2:

- ↪ Take exit 133 toward Park Ave/Arlington  
0.2 mi
- ↗ Merge onto Concord Turnpike  
0.4 mi
- ↪ Turn right onto Highland Ave  
0.7 mi
- ↩ Turn left onto Massachusetts Ave  
**i Destination will be on the right**  
0.3 mi


**From Boston:**

 Turn left to merge onto I-93 N

3.9 mi

 Take exit 22 to merge onto MA-16 W/Mystic Valley Pkwy toward Arlington

2.1 mi

 At the traffic circle, take the 1st exit onto Mystic Valley Pkwy

0.8 mi

 At the traffic circle, continue straight

177 ft

 Continue onto Mystic Valley Pkwy



0.7 mi

 Continue straight onto Summer St  
 Pass by Dunkin' (on the right)

0.6 mi

 Turn left onto Grove St

0.3 mi

 Turn right onto Massachusetts Ave  
 Destination will be on the right

0.2 mi